

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

Tuesday, May 1, 2018
7:00 p.m. - Council Chambers

1. Call to Order, Roll Call and Establishment of a Quorum
2. Pledge of Allegiance
3. Chairman's Comments
4. Approval of the March 6, 2018 Minutes
5. Public Hearing Case PC 18-06 – Special Use

Dominic Pattalio, 1644 Quartz Ledge Court, Las Vegas, Nevada, 89117, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 10.3-4 of the City of West Chicago Zoning Code for a car wash. The vacant subject property is located at the northeast corner of North Avenue (IL Route 64) and Teresa Lane, is commonly known as 193 W. North Avenue.

6. Review of Case 18-06 – Special Use and Final PUD Amendment
7. Public Hearing Case PC 18-07 – Text Amendment, Special Use and Variances

Walid Mourad of Luxury Car Outlet, 751 W. Roosevelt Road, Lombard, Illinois, 60148, petitions the City of West Chicago for a text amendment to Sections 4 and 10 of the West Chicago Zoning Code in accordance with Sections 5.6 of the City of West Chicago Zoning Code. The text amendments, if granted, would revise the current definitions associated with used automobile sales and establish use restrictions for used automobile sales within the City's B-2 and B-3 zoning districts. The petitioner is also requesting a special use in accordance with Sections 5.5 and 10.3-4 of the City of West Chicago Zoning Code for a used automobile sales dealership. The petitioner is also requesting certain landscape related variances in accordance with Sections 5.4 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in the amount of landscaping required on-site. The subject property is located at 601 W. Roosevelt Road.

8. Review of Case 18-07 – Text Amendment, Special Use and Variances

9. Public Hearing Case PC 18-08 – Special Use

Kornerstone LLC, D.B.A. Ditch Witch Midwest, 124 N. Schmale Road, Carol Stream, Illinois, 60188, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 11.2-4 of the City of West Chicago Zoning Code for a contractors equipment sales and leasing facility with an ancillary outside storage yard. The petitioner is also requesting certain setback and landscape related variances in accordance with Sections 5.4, 11.2-2 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in setbacks related to certain improvements along with a reduction in the amount of landscaping required on-site. The vacant subject property is located at the northeast corner of Atlantic and Shingle Oak Drives, is commonly known as 1555 Atlantic Drive.

10. Review of Case 18-08 – Special Uses, Final PUD and Plat of Resubdivision

11. Public Hearing Case PC 15-10 – Special Use and Variances

The Crusher, 651 W. Washington Street, West Chicago, IL 60185, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 11.2-4 of the City of West Chicago Zoning Code for a salvage and recycling facility with an ancillary outside storage yard. The petitioner is also requesting certain setback and landscape related variances in accordance with Sections 5.4, 11.2-2 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in setbacks related to certain improvements along with a reduction in the amount of landscaping required on-site. The subject property is located on the north side of W. Washington Street between Town Road and Norris Street, is commonly known as 651 W. Washington Street.

12. Review of Case 15-10 – Special Use, Variances and Plat of Consolidation

13. Other Commission Business

Consideration of 2018 Official Zoning Map

14. Previous Petitions and General Development Update.

15. Adjournment

cc:	Plan Commission Members	School Districts #25, #33, #94, #303
	Mayor	West Chicago Fire Protection District
	City Council	West Chicago Park District
	M. Guttman	West Chicago Public Library District
	T. Dabareiner	S. Chinnaswamy - DuPage County
	R. Flatter	Warrenville Plan Commission
	J. Fincham	Winfield Township Highway Comm.
	J. Harris	News Media